

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of a Preliminary Subdivision Plan for Geneva Ranch Estates

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Tom Radzai **CONTACT:** Cynthia Sweet <sup>*CDS*</sup> **EXT.** 7443

**Agenda Date** 9/6/2006 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Geneva Ranch Estates, located on the north side of E. SR 46, east side of N. Jungle Road, in Section 25, Township 20 S, Range 32 E – Geneva Ranches LLC, Applicant.

District 2 – Morris

Cynthia Sweet, Senior Planner

**BACKGROUND:**

The applicant, Geneva Ranches LLC, is requesting approval of the Preliminary Subdivision Plan for Geneva Ranch Estates. The project consists of 44 lots on 352.67 acres zoned A-1 (Agriculture) and A-5 (Rural Subdivision). The minimum lot size for the development is 1 acre in a cluster development.

The development will be served by Lake Harney Water Association for water and septic, and the internal roads will be private. The site is located on the north side of E. SR 46, east side of N. Jungle Road, in Section 25, Township 20 S, Range 32 E.

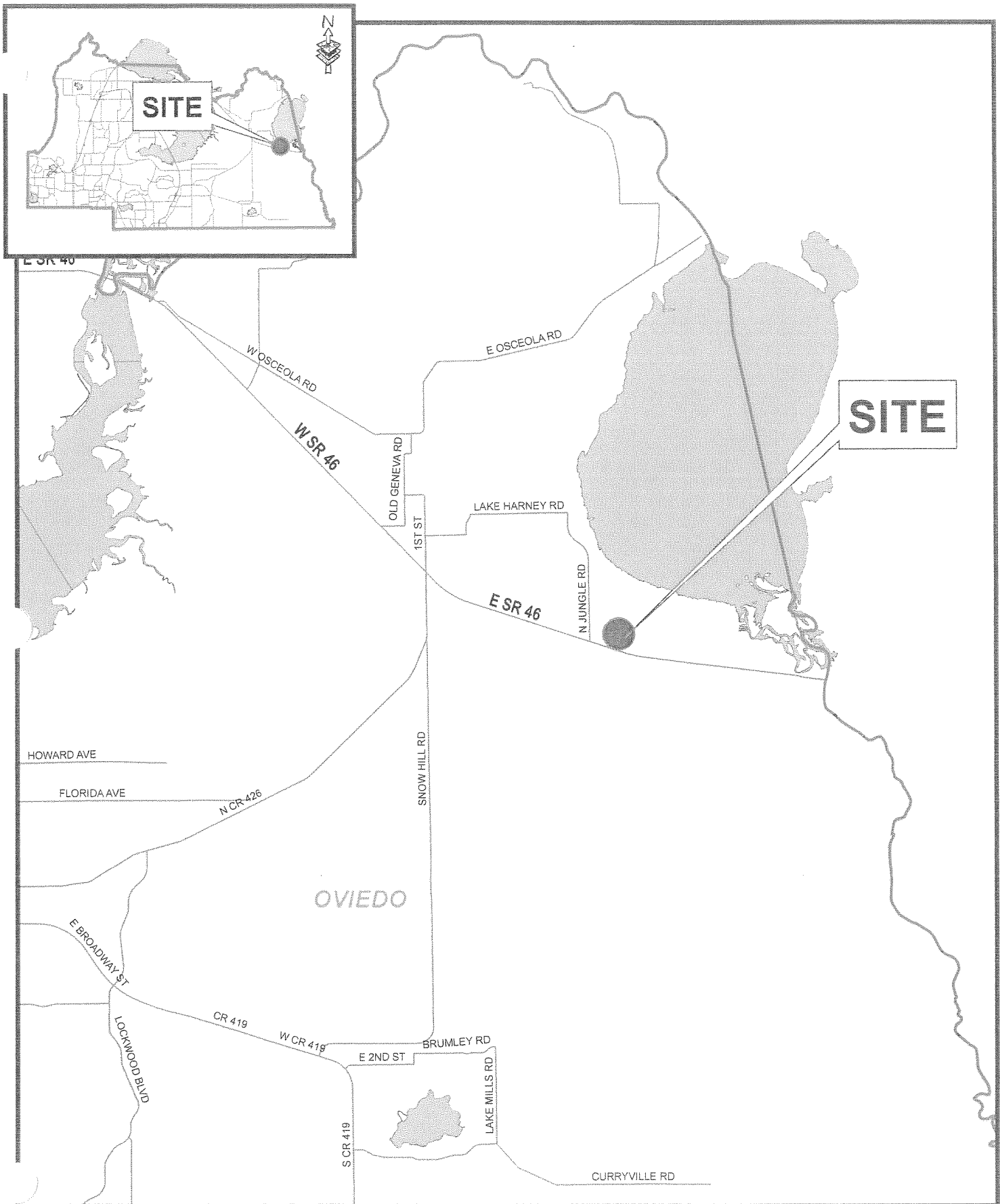
The PSP meets all the applicable conditions of the Seminole County Land Development Code, Chapter 35.

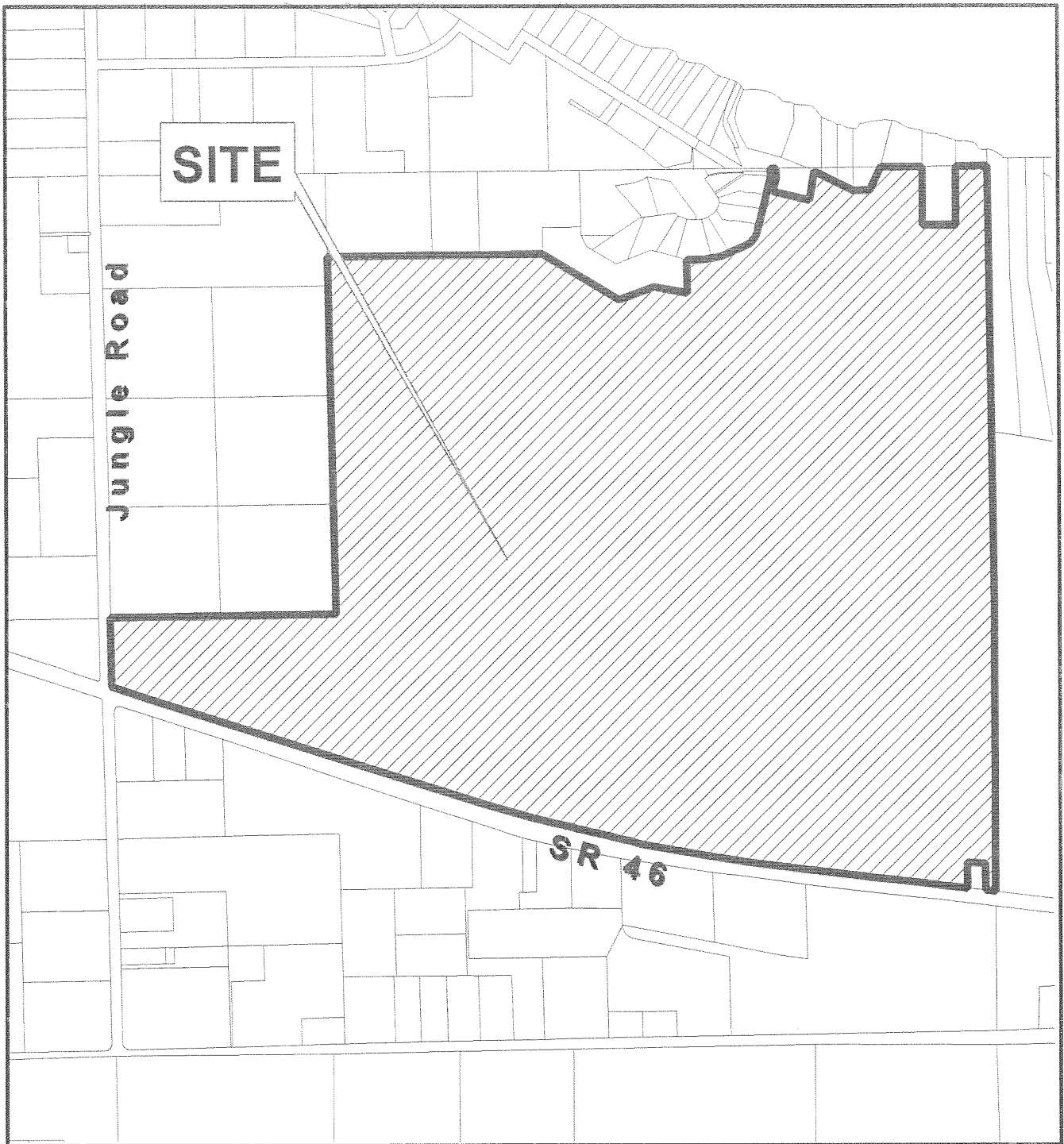
**STAFF RECOMMENDATION:**

Staff recommends the Planning & Zoning Commission approve the Preliminary Subdivision Plan for Geneva Ranch Estates as requested by the applicant.

Attachments: Location Map - Exhibit A  
Preliminary Plan Reduction - Exhibit B

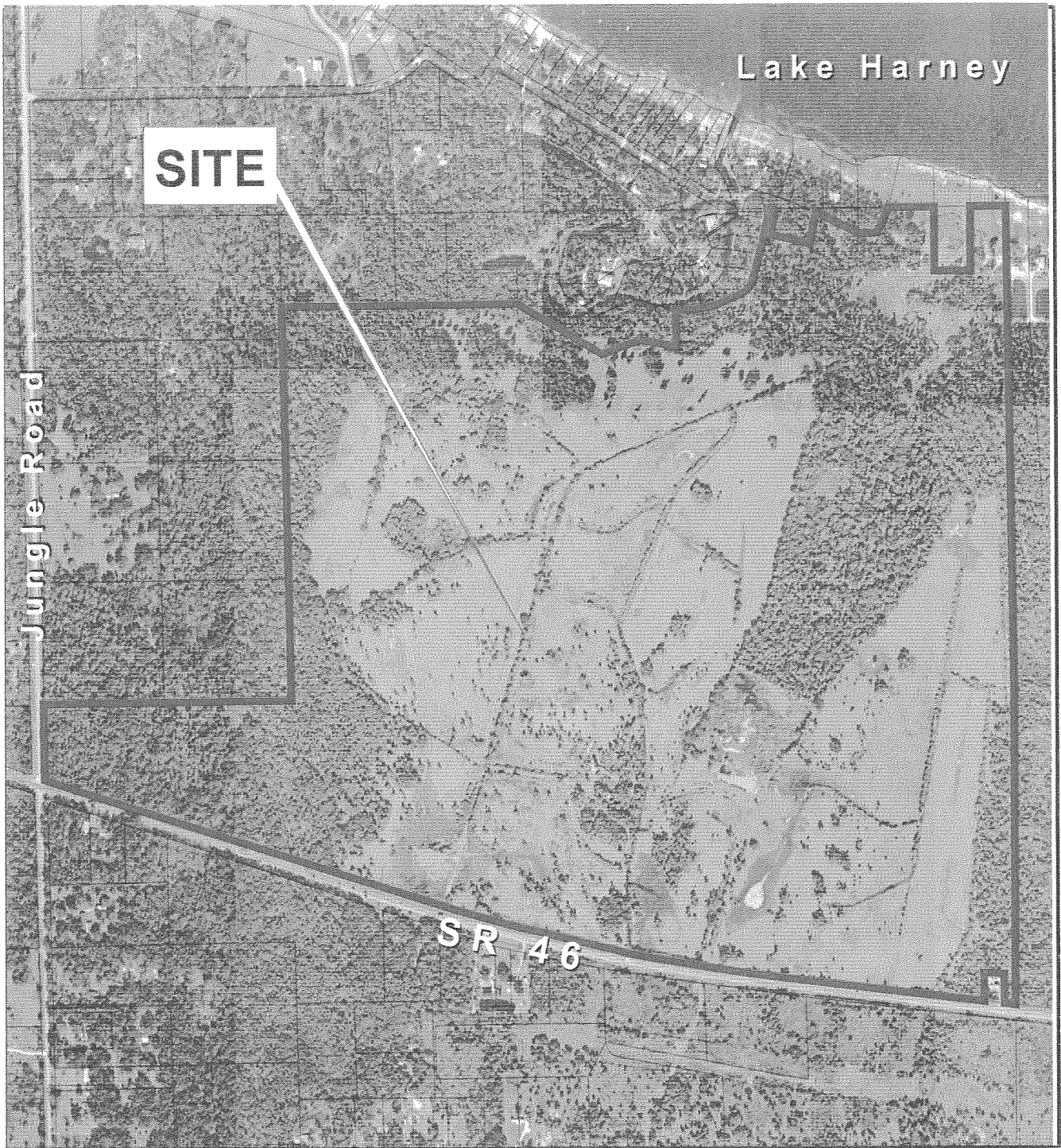
**DR #: 06-05500020**  
**Parcel ID#:**  
**25-20-32-300-0010-0000**







## LOCATION MAP

**Geneva Ranch Estates  
PSP**



Geneva Ranch Estates  
PSP

-  Parcel
-  Subject Property



January 2004 Color Aerials



PRELIMINARY SUBDIVISION PLAN  
DEVELOPMENT PLAN

SEMINOLE COUNTY, FLORIDA

PARCEL ID 25-20-32-300-0010-0000  
25-20-32-300-001Y-0000  
24-20-32-503-0000-00A9  
24-20-32-503-0010-00C1

GENEVA RANCH  
ESTATES

(formerly known as LAKE HARNEY RANCH)

A PORTION OF SECTION 25,  
TOWNSHIP 20 SOUTH,  
RANGE 32 EAST

PREPARED MAY 2006

LEGAL DESCRIPTION (PER DEED)

REVISIONS	
DATE	DESCRIPTION
07-12-06	SEMINOLE COUNTY REVIEW COMMENTS

ALL THAT CERTAIN LOT AND PIECE OF GROUND LOCATED IN SEMINOLE COUNTY, FLORIDA, DESCRIBED PARTICULARLY AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA, RUN N88°38'26"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF JUNGLE ROAD AND THE POINT OF BEGINNING OF THOSE LANDS BEING DESCRIBED HEREIN; THENCE N88°38'26"E FOR A DISTANCE OF 1284.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N01°16'32"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 2127.18 FEET TO A POINT LYING 500 FEET SOUTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE N88°47'31"E ALONG A LINE BEING PARALLEL WITH AND 500.00 FEET SOUTHERLY OF SAID NORTH LINE OF THE NORTHWEST 1/4 FOR A DISTANCE OF 1258.38 FEET; THENCE N01°11'38"W FOR A DISTANCE OF 130.11 FEET; THENCE N88°48'22"E FOR A DISTANCE OF 241.18 FEET; THENCE S05°46'06"E FOR A DISTANCE OF 85.15 FEET; THENCE S29°49'45"E FOR A DISTANCE OF 81.47 FEET; THENCE S50°15'37"E FOR A DISTANCE OF 92.26 FEET; THENCE S81°53'12"E FOR A DISTANCE OF 72.98 FEET; THENCE N71°39'18"E FOR A DISTANCE OF 91.98 FEET; THENCE N54°02'10"E FOR A DISTANCE OF 67.43 FEET; THENCE N71°24'11"E FOR A DISTANCE OF 76.10 FEET; THENCE S82°26'06"E FOR A DISTANCE OF 60.20 FEET; THENCE S74°57'45"E FOR A DISTANCE OF 74.08 FEET TO A POINT LYING 584.00 FEET WESTERLY AND 549.93 FEET SOUTHERLY OF THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE AND AT RIGHT ANGLES TO SAID WEST 1/2 OF THE NORTHEAST 1/4; THENCE S74°04'49"E FOR A DISTANCE OF 139.50 FEET; THENCE N69°17'49"E FOR A DISTANCE OF 132.03 FEET; THENCE N63°32'31"E FOR A DISTANCE OF 105.74 FEET; THENCE N57°07'37"E FOR A DISTANCE OF 84.32 FEET; THENCE N35°51'33"E FOR A DISTANCE OF 67.12 FEET; THENCE N10°43'07"E FOR A DISTANCE OF 160.13 FEET; THENCE N02°19'08"W FOR A DISTANCE OF 200.41 FEET; THENCE N01°12'09"W, FOR A DISTANCE OF 37.00 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE N88°48'22"E, ALONG SAID NORTH LINE FOR A DISTANCE OF 37.00 FEET TO A POINT LYING 63.00 FEET WESTERLY OF THE AFOREMENTIONED NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4; THENCE S06°20'57"W FOR A DISTANCE OF 211.98 FEET; THENCE S77°12'09"E FOR A DISTANCE OF 191.79 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE LAKE HARNEY WATER ASSOCIATION, INC. EASEMENT AS RECORDED IN THE OFFICIAL RECORDS BOOK 508, PAGE 581, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N08°43'26"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 178.19 FEET TO THE SOUTH LINE OF THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 168, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE N61°29'49"W, ALONG SAID SOUTH LINE FOR A DISTANCE OF 163.49 FEET TO THE NORTH LINE OF THE AFORESAID NORTHEAST 1/4 OF SECTION 25; THENCE N88°48'22"E ALONG SAID NORTH LINE FOR A DISTANCE OF 121.08

FEET; THENCE S61°29'49"E ALONG THE NORTHERLY LINE OF THAT SAID CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 191, PAGE 168, FOR A DISTANCE OF 282.52 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE OF SAID EASEMENT, N88°47'51"E FOR A DISTANCE OF 92.18 FEET; THENCE LEAVING SAID NORTH LINE OF EASEMENT RUN N22°47'21"E FOR A DISTANCE OF 153.17 FEET TO THE NORTH LINE OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 32 EAST, SEMINOLE COUNTY, FLORIDA; THENCE CONTINUE N22°47'21"E FOR A DISTANCE 180.85 FEET TO THE INTERSECTION OF A MEANDER LINE AT THE APPROXIMATE EDGE OF WATER OF LAKE HARNEY BEING REFERENCE HEREIN AS REFERENCE POINT "A"; THENCE RUN SOUTHEASTERLY ALONG THE WATERS EDGE OF LAKE HARNEY TO THE INTERSECTION OF THE EASTERLY BOUNDARY OF THE AFORESAID TOWNSHIP 20 SOUTH, RANGE 33 EAST; THENCE S01°41'42"E ALONG SAID EAST BOUNDARY LINE OF TOWNSHIP 20 TO THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S88°48'22"W ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25 FOR A DISTANCE OF 109.55 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF THE AFORESAID GOVERNMENT LOT 1, SAID POINT ALSO BEING REFERENCED HEREIN AS REFERENCE POINT "B", A REFERENCE BEARING AND DISTANCE FOR DEED CLOSURE OF S76°14'59"E AND 640.75 FEET HAS BEEN INVERSED BETWEEN SAID POINT "A" TO SAID POINT "B"; THENCE FROM SAID POINT "B" RUN S55°14'59"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT ONE FOR A DISTANCE OF 136.18 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 1; THENCE S01°41'42"E ALONG SAID EAST LINE FOR A DISTANCE OF 2387.24 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE S01°36'57"E ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1779.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 46 AS DEPICTED ON THE FDOT RIGHT-OF-WAY MAP, SECTION 7704, DATED 7-25-42; THENCE N83°05'44"W ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 60.79 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY RUN N01°36'57"W FOR A DISTANCE OF 165.02 FEET; THENCE S88°23'03"W FOR A DISTANCE OF 100.00 FEET; THENCE S01°36'57"E FOR A DISTANCE OF 150.04 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY OF STATE ROAD NUMBER 46; THENCE THE FOLLOWING THREE COURSES AND DISTANCES ALONG SAID NORTH RIGHT-OF-WAY LINE, N83°05'44"W FOR A DISTANCE OF 1119.75 FEET TO A POINT OF NON-TANGENT CURVE HAVING A RADIUS OF 11409.20 FEET AND A CENTRAL ANGLE OF 11°05'37"; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH, AN ARC DISTANCE 2209.03 FEET; THENCE N71°59'33"W FOR A DISTANCE OF 1947.59 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED JUNGLE ROAD; THENCE N01°17'35"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 423.92 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.

SAID PROPERTY CONTAINS 352.674 ACRES MORE OR LESS.

PLANNER/ENGINEER/  
SURVEYING/ENVIRONMENTAL

BOWYER-SINGLETON & ASSOCIATES INC.  
520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FL 32802  
CONTACT: JOHN A. "JACK" WALSH, P.E.  
(407) 843-5120

GEOTECHNICAL ENGINEER

ANDREYEV ENGINEERING, INC.  
201 COASTLINE ROAD  
SANFORD, FLORIDA 32771  
CONTACT: RAY JONES  
(407) 330-7763

OWNER/APPLICANT

PORTLAND CONSTRUCTION COMPANY  
14540 SW 136th STREET-SUITE 102  
MIAMI, FLORIDA 33186  
CONTACT: ERNESTO LOPES, PRESIDENT  
(305) 969-3136

John A. Walsh II  
Florida Reg. Number  
57098

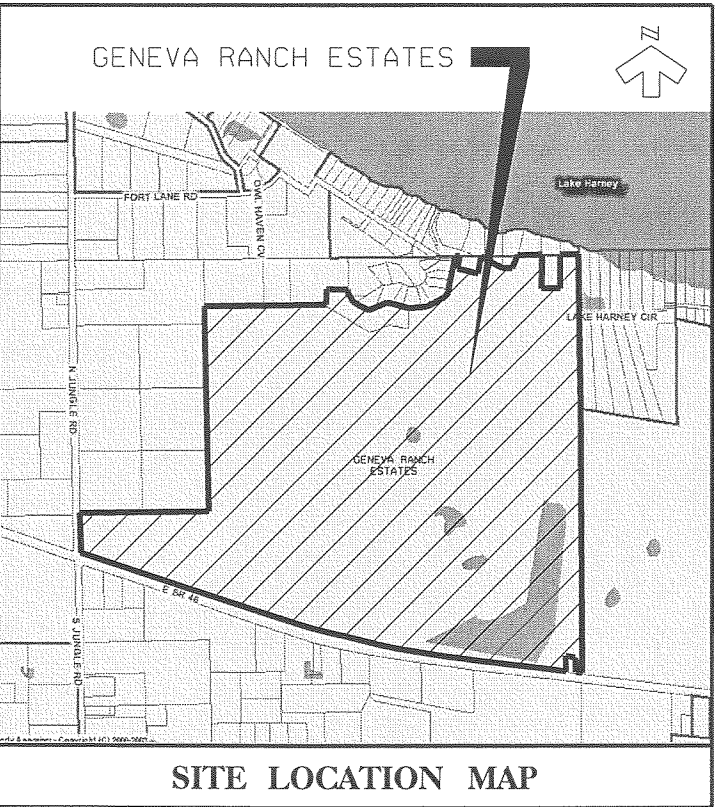
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PSP - DEVELOPMENT PLANS

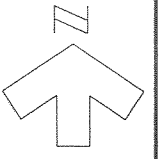
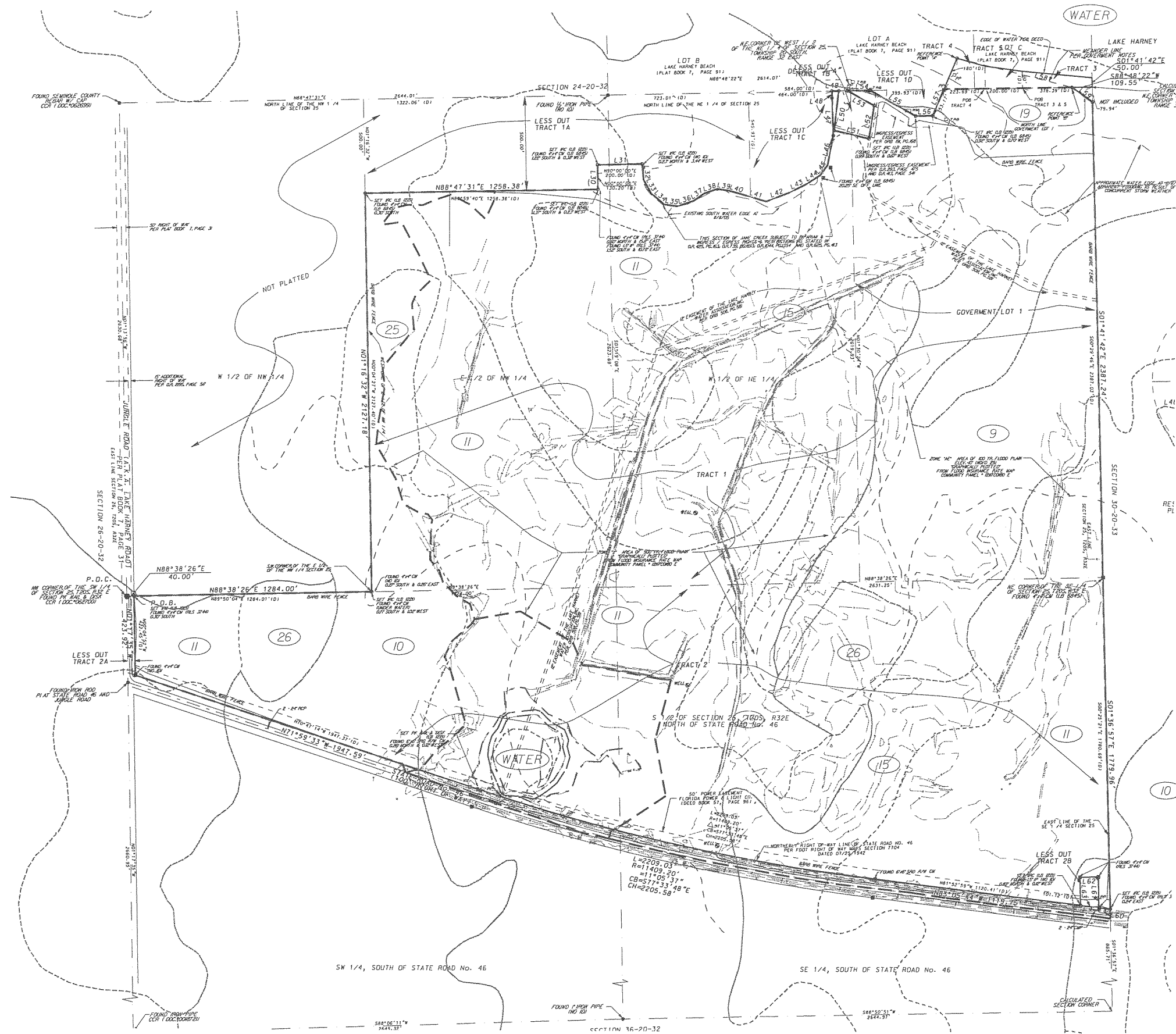
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL DEVELOPMENT PLAN
4-6	PROPOSED DEVELOPMENT PLANS
7	ENVIRONMENTAL CONSIDERATION PLAN

LANDSCAPE PLANS

SHEET NO.	DESCRIPTION
L1	TREE PLAN
L2	LANDSCAPE PLAN



**BOWYER-SINGLETON  
& ASSOCIATES, INCORPORATED**  
CORPORATE OFFICE - 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801  
407-843-5120 - ENGINEERING BUSINESS - 1221  
ORLANDO - DELAND - FIRST COAST - OCALA - WEST PALM BEACH  
**ENGINEERING PLANNING SURVEYING ENVIRONMENTAL**



REVISIONS					CONTRACTOR "AS-BUILTS"		APPROVAL		DATE		BOWYER-SINGLETON & ASSOCIATES, INCORPORATED		SEMINOLE COUNTY		FLORIDA		DATE		MAY 2006	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION													DESIGNED	SSH/DLS	
- -			07-12-06	DLS	SEMINOLE COUNTY REVIEW COMMENTS	I hereby state that these "As-BUILTS" were furnished to me by the contractor listed below, I or an employee under my direct supervision have reviewed these "As-BUILTS" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.						CORPORATE OFFICE • 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 407-843-5120 • ENGINEERING BUSINESS • 1221		John A. Walsh II Florida Reg. Number 57098		EXISTING CONDITIONS PLAN		CHECKED	JAW/SSH	
- -			- -									ORLANDO • DELAND • FIRST COAST • OCALA • WEST PALM BEACH				SCALE		1"=300'		
- -			- -			Contractor's Name _____ Engineer _____										PROJECT NO.		LHD1		
- -			- -			Not valid without the signature and the original raised seal of a Florida Registered Engineer.						ENGINEERING PLANNING SURVEYING ENVIRONMENTAL				FILE NAME		LHD1psps01.dwg		
- -			- -													SHEET		2 of 7		

GENERAL NOTES

OWNERSHIP AND MAINTENANCE OF ALL TRACTS SHOWN ON THESE PLANS EXCEPT TRACT 'A' WILL BE THE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, ASSIGNEES AND BENEFICIARIES, INCLUDING THE HOME OWNERS ASSOCIATION.

ALL ROADWAYS WILL BE PRIVATE WITH EXACT CONFIGURATION SHOWN ON THE FINAL ENGINEERING PLANS.

A UTILITY EASEMENT WILL BE PLACED OVER THE PRIVATE STREETS FOR MAINTENANCE OF WATER LINES.

SIGNAGE AND STRIPING WILL BE SHOWN ON THE FINAL ENGINEERING PLANS.

POLICE, FIRE, AND EMS WILL HAVE ACCESS TO PROPERTY USING AN APPROVED SECURITY GATE CODE SYSTEM.

DRAINAGE PONDS SHOWN ARE SUBJECT TO MODIFICATION ON THE FINAL ENGINEERING PLANS.

ALL UNSUITABLE SOILS WITHIN BUILDING PADS WILL BE REMOVED AND REPLACED WITH SUITABLE GRANULAR MATERIAL.

DRAINAGE EASEMENTS TO BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS.

THE PROJECT WILL BE DEVELOPED IN ONE PHASE.

A FOUR FOOT SIDEWALK WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF EACH LOT.

A CLUBHOUSE AND NON-LIGHTED TENNIS COURT ARE PROPOSED FOR RESIDENT USE ONLY.

BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN THE CENTER OF THE DRIVING LANE OPPOSITE ALL FIRE HYDRANTS.

FIRE PROTECTION

SITE IS WITHIN A RURAL COMMUNITY. FLUSH TYPE HYDRANTS WILL BE PROVIDED AND EXCEED RURAL FIRE PROTECTION REQUIREMENTS.

WAIVER REQUEST

A WAIVER IS REQUESTED FROM THE LDC APPENDIX A 10.9 TO ALLOW A CUL-DE-SAC LENGTH GREATER THAN 1200 LF.

TRACTS			
DESIGNATION	TYPE	AREA	OWNERSHIP/MAINTENANCE
TRACT A	CONSERVATION	1706 ACRES	SEMINOLE COUNTY
TRACT B	RETENTION POND	326 ACRES	PRIVATE TO BE OWNED AND MAINTAINED BY H.O.A.
TRACT C	RETENTION POND	243 ACRES	PRIVATE TO BE OWNED AND MAINTAINED BY H.O.A.

OPEN SPACE

ALL OPEN SPACE TRACTS THAT INCLUDE WETLANDS AND UNDEVELOPED UPLANDS WILL BE PLACED UNDER CONSERVATION EASEMENTS.

OPEN SPACE REQUIREMENTS

REQUIRED:

20% FOR LESS THAN 2 DU/ACRE;

0.20 X 352.67 ACRES = 70.53 ACRES

TYPE 'A' - MIN. 50% OF 70.53 = 35.27 ACRES

TYPE 'B' - MAX. 25% OF 70.53 = 17.63 ACRES

TYPE 'C' - MAX. 25% OF 70.53 = 17.63 ACRES

TOTAL PROVIDED: (35.27 + 17.63) = 70.53 ACRES

PROVIDED:

TYPE 'A'

RECREATION = 175 ACRES

EQUESTRIAN/PEDESTRIAN TRAIL = 292 ACRES

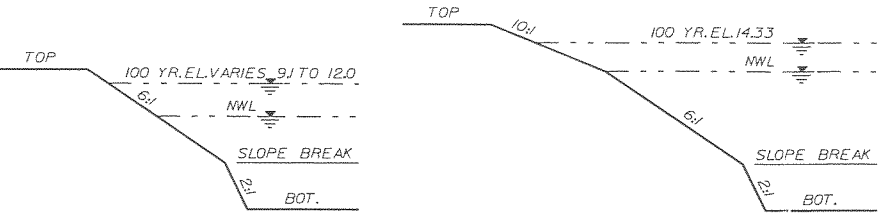
PONDS = 56.90 ACRES

TYPE 'B'

NATURAL LAKE = 272 ACRES

TYPE 'C'

CONSERVATION AREA = 166.90 ACRES



COMPENSATING STORAGE POND TYPICAL SECTION

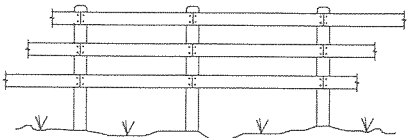
POND TYPICAL SECTION

NORTH JUNGLE RD.

TRACT A (CONSERVATION)

TRACT A (CONSERVATION)

TRACT C (DETENTION POND)



TYPICAL FENCE DETAIL

NTS

INTERSECTION IMPROVEMENTS:  
LEFT TURN LANE  
RIGHT TURN ONLY LANE  
DESIGN SPEED 50 MPH

SECURITY GATES

25' SCENIC OVERLAY BUFFER

SITE DATA

CURRENT ZONING: A-1/A-5  
FUTURE LAND USE: SINGLE FAMILY RESIDENTIAL  
GROSS LAND AREA: 352.67 ACRES  
FLOOD PLAIN & WETLANDS: 132.67 ACRES  
NET DEVELOPABLE: 220.00 ACRES  
ALLOWABLE DENSITY: 1 LOT PER 5 ACRES  
PROPOSED LOTS: 44  
PROPOSED DENSITY: 44 LOTS/220 ACRES = 1 LOT PER 5 ACRES  
MAXIMUM BUILDING HEIGHT: 35 FT./2 - STORY  
MINIMUM LOT AREA: 1 ACRE

SETBACKS

FRONT: 50 FT.  
REAR: 30 FT.  
SIDE: 25 FT.  
SIDE STREET: 50 FT.  
MINIMUM LOT WIDTH: 150 FT. @ BUILDING SETBACK

UTILITIES

WATER: LAKE HARNEY WATER ASSOCIATION  
SEWER: INDIVIDUAL LOT SEPTIC SYSTEM

DRAINAGE

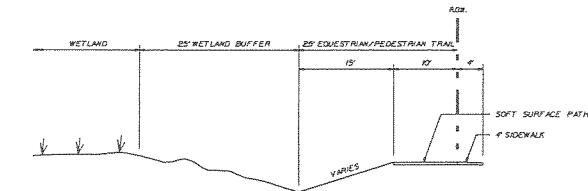
STORM WATER: DESIGNED TO MEET SEMINOLE COUNTY AND SJRWMD CRITERIA. DRAINAGE SWALES WILL BE USED TO COLLECT RUNOFF AND WILL DISCHARGE TO PROPOSED PONDS.  
FLOOD PLAIN: A PORTION OF THE SITE LIES WITHIN ZONE "AE" ELEVATION 10.5 FT.  
COMPENSATING STORAGE: COMPENSATING STORAGE PONDS WILL BE PROVIDED TO ALLOW FOR ROAD AND CLUBHOUSE IMPROVEMENTS IN FLOOD PLAN.

SIDEWALKS

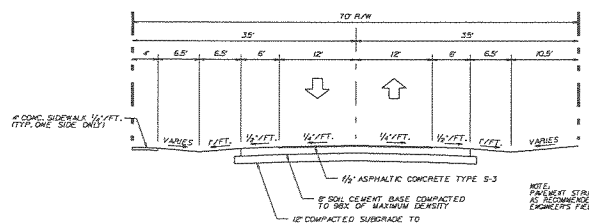
SIDEWALKS WILL BE CONSTRUCTED ON ONE SIDE OF THE RURAL ROADWAY TYPICAL SECTION.

AMENITIES

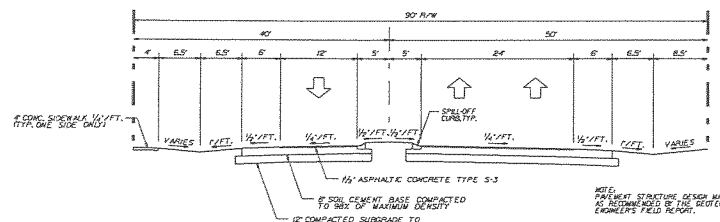
- A NON-LIGHTED TENNIS COURT IS PROPOSED AND AN EXISTING ON-SITE HOUSE WILL BE RENOVATED FOR USE AS A CLUBHOUSE FOR RESIDENTS USE ONLY.
- AN EQUESTRIAN CENTER CONSISTING OF BARN, STABLES, OFFICE, AND RIDING/TRAINING AREAS IS PROPOSED FOR RESIDENTS USE ONLY. A SEPARATE DEVELOPMENT PLAN WILL BE REQUIRED AND APPROVED PRIOR TO CONSTRUCTION.



EQUESTRIAN/PEDESTRIAN TRAIL



TYPICAL ROADWAY SECTION



TYPICAL ENTRANCE SECTION

03:50:01 PM L:\LD\SPS\SPS\LHD\pccos01.dgn 07/12/2006 hdl size: 261

REVISIONS				CONTRACTOR "AS-BUILTS"		APPROVAL		DATE		SEMINOLE COUNTY		FLORIDA		DATE	
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION									DESIGNED	SSH/DLS
-	-		07-12-06	DLS	SEMINOLE COUNTY REVIEW COMMENTS									CHECKED	JAW/SSH
-	-		-	-										SCALE	1"=300'
-	-		-	-										PROJECT NO.	LHD1
-	-		-	-										FILE NAME	LHD1pspcos01.dgn
-	-		-	-										SHEET	3 of 7

**BOWYER-SINGLETON & ASSOCIATES, INCORPORATED**  
CORPORATE OFFICE • 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801  
407-843-5120 • ENGINEERING BUSINESS • 1221  
ORLANDO • DELAND • FIRST COAST • OCALA • WEST PALM BEACH  
ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

John A. Walsh II  
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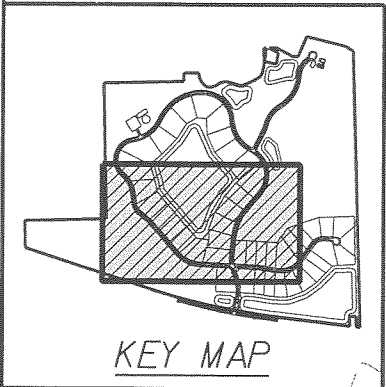
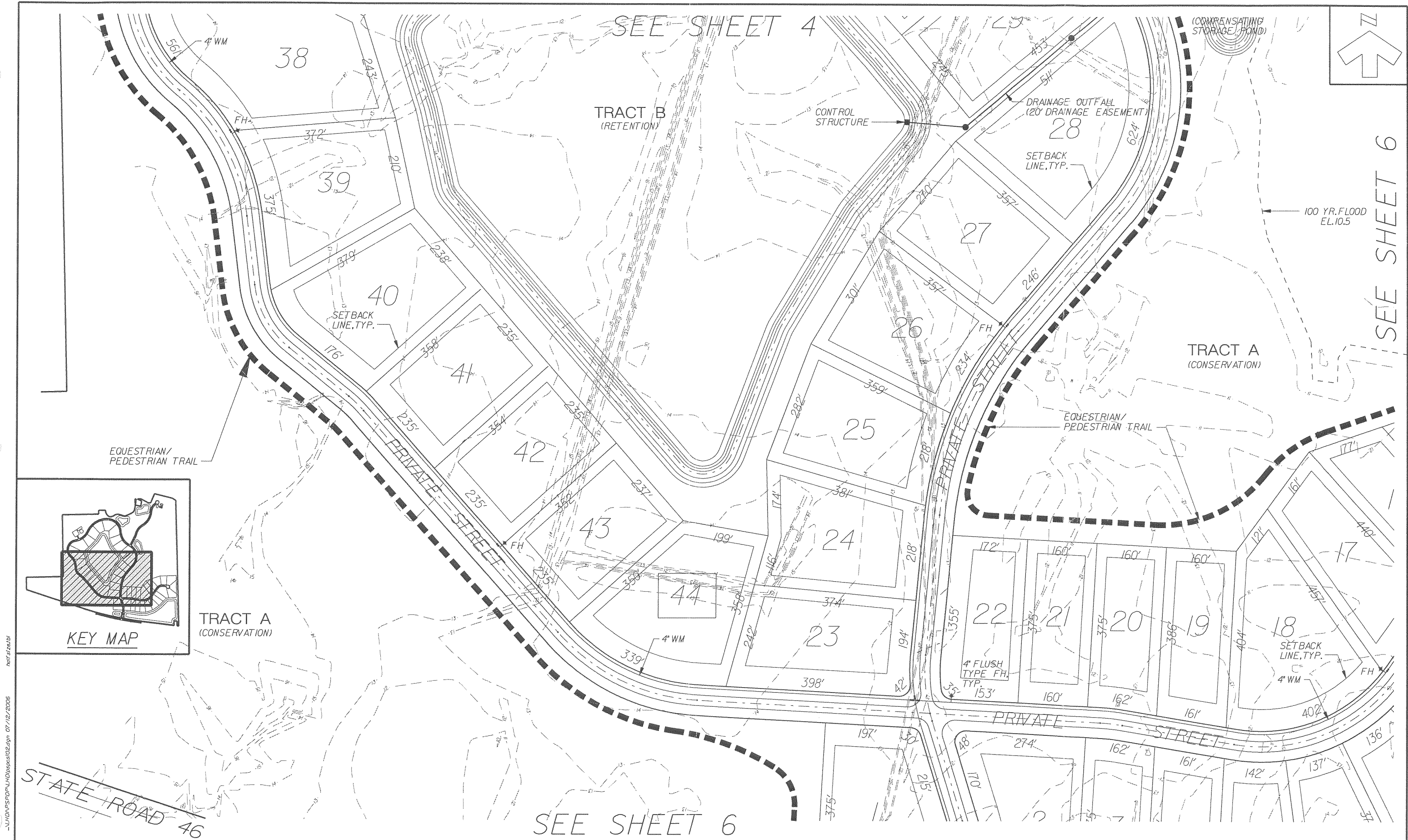
OVERALL DEVELOPMENT PLAN

GENEVA RANCH ESTATES









03/17/06 PM  
-J:\D\NPS\FD\LD\02\02.dgn 07/12/2006  
bdl/size/bhl

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
-	-		07-12-06	DLS	SEMINOLE COUNTY REVIEW COMMENTS
-	-		-	-	
-	-		-	-	
-	-		-	-	

CONTRACTOR "AS-BUILTS"

I hereby state that these "As-Builts" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Builts" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.

Contractor's Name \_\_\_\_\_ Engineer \_\_\_\_\_  
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

APPROVAL	DATE
W.M.D.	
BO SET	
FINAL APPROVAL	

**BOWYER-SINGLETON & ASSOCIATES, INCORPORATED**

CORPORATE OFFICE • 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801  
407-843-9320 • ENGINEERING BUSINESS • 1221  
ORLANDO • DELAND • FIRST COAST • OCALA • WEST PALM BEACH

ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

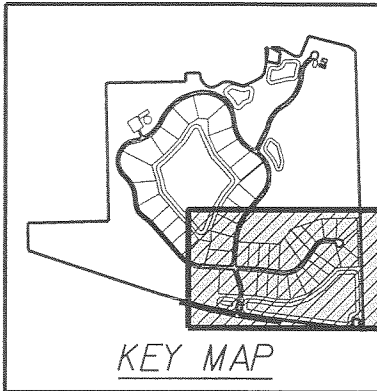
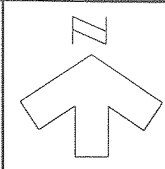
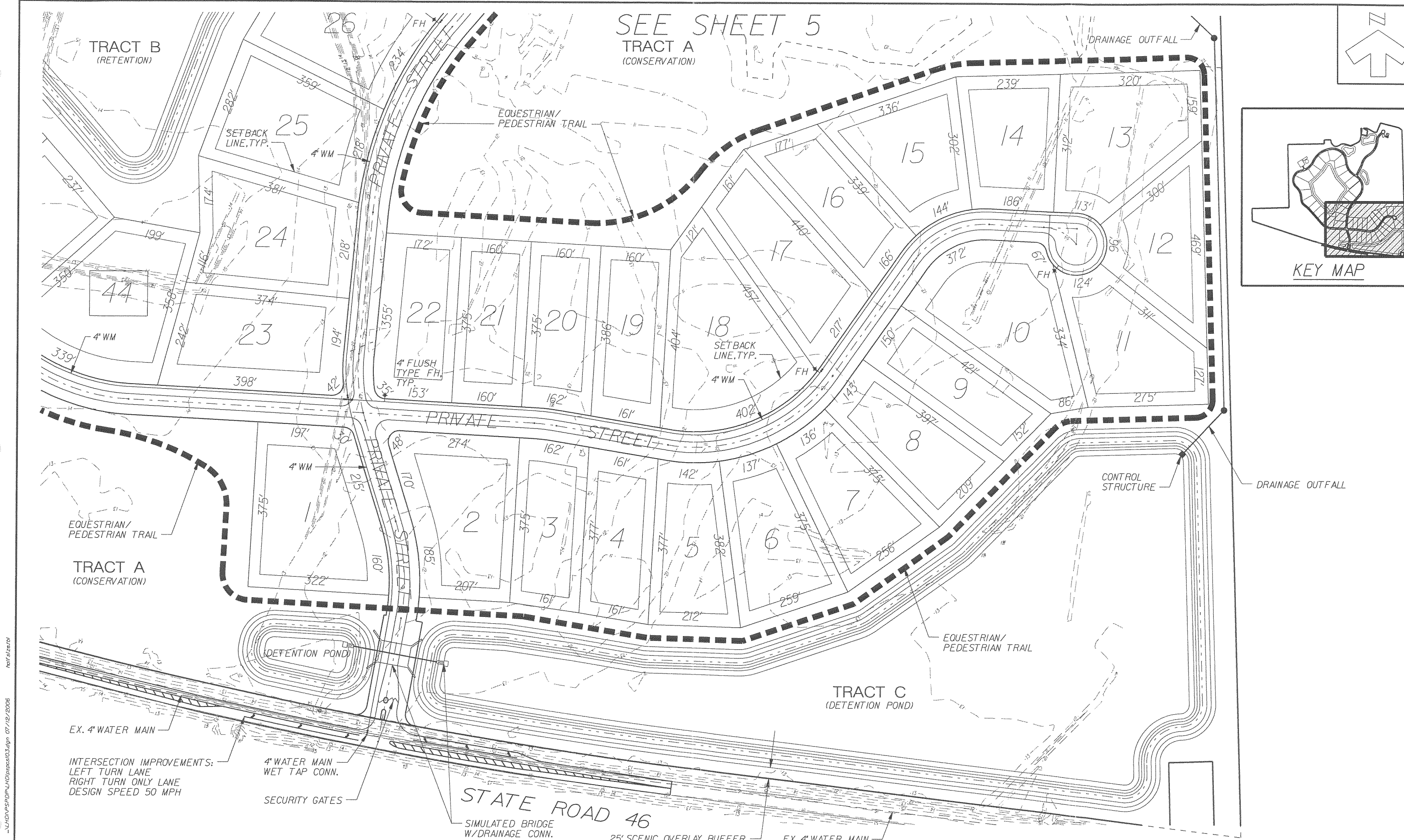
John A. Walsh II  
Florida Reg. Number 57098

SEMINOLE COUNTY FLORIDA

**PROPOSED DEVELOPMENT PLAN**

GENEVA RANCH ESTATES

DATE	MAY 2006
DESIGNED	SSH/DLS
CHECKED	JAW/SSH
SCALE	1"=100'
PROJECT NO.	LHD1
FILE NAME	LHD1pspc02.dgn
SHEET	5 of 7



03/17/05 PM  
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hrl/size/hl

DATE		BY		DESCRIPTION	
07-12-06		DLS		SEMINOLE COUNTY REVIEW COMMENTS	

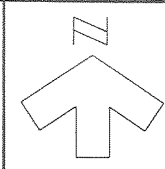
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Contractor's Name \_\_\_\_\_ Engineer  
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

APPROVAL	DATE
W.M.D.	
BIO SET	
FNA APPROVAL	

**BOWYER-SINGLETON & ASSOCIATES, INCORPORATED**  
CORPORATE OFFICE - 550 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801  
407-843-9100 • ENGINEERING BUSINESS - 1231  
ORLANDO • DELAND • FIRST COAST • DICKL • WEST PALM BEACH  
ENGINEERING PLANNING SURVEYING ENVIRONMENTAL

John A. Walsh II  
Florida Reg. Number 57098

SEMINOLE COUNTY	FLORIDA
PROPOSED DEVELOPMENT PLAN	
GENEVA RANCH ESTATES	
DATE	MAY 2006
DESIGNED	SSH/DLS
CHECKED	JAW/SSH
SCALE	1"=100'
PROJECT NO.	LHD1
FILE NAME	LHD1spsp03.dgn
SHEET	6 of 7



WETLAND IMPACTS and PRESERVATION			
WETLAND	AREA	PROPOSED IMPACTS	PRESERVATION
1	10.20 ACRES	0.07 ACRES	10.13 ACRES
2	8.60 ACRES	0	8.60 ACRES
3	0.56 ACRES	0.56 ACRES	0
4	36.64 ACRES	0	36.64 ACRES
5	4.85 ACRES	0	4.85 ACRES
6	1.03 ACRES	0	1.03 ACRES
7	4.60 ACRES	4.60 ACRES	0
8	0.11 ACRES	0.11 ACRES	0
9			
10	0.16 ACRES	0	0.16 ACRES
11	0.14 ACRES	0.14 ACRES	0
12	0.71 ACRES	0	0.71 ACRES
13	0.88 ACRES	0	0.88 ACRES
14	1.57 ACRES	0.27 ACRES	1.30 ACRES
15	0.67 ACRES	0	0.67 ACRES
16	0.45 ACRES	0.45 ACRES	0
17	0.90 ACRES	0	0.90 ACRES
18	0.74 ACRES	0.74 ACRES	0
19	0.25 ACRES	0.25 ACRES	0
20	0.61 ACRES	0.61 ACRES	0
21	0.11 ACRES	0.11 ACRES	0
22	0.27 ACRES	0.27 ACRES	0
23	1.19 ACRES	1.19 ACRES	0
24	0.85 ACRES	0.06 ACRES	0.59 ACRES

DATE OF SURVEY 11-14-05  
WETLAND 9 NOT IDENTIFIED ON SURVEY

LEGEND

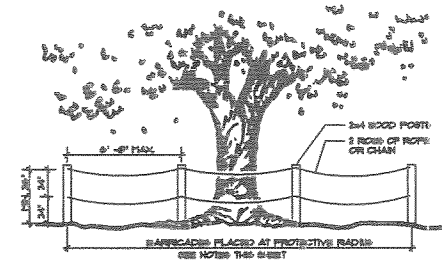
PROPOSED IMPACTS

DATE				BY				REVISIONS				CONTRACTOR "AS-BUILTS"				APPROVAL				DATE				SEMINOLE COUNTY				FLORIDA				DATE				MAY 2006							
-				-				07-12-06				DLS				SEMINOLE COUNTY REVIEW COMMENTS				I hereby state that these "As-Built's" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Built's" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon site observations of the construction.				W.M.D.				BOWYER-SINGLETON & ASSOCIATES, INCORPORATED				John A. Walsh II				DESIGNED				SSH/DLS			
-				-				-				-				-				Not valid without the signature and the original raised seal of a Florida Registered Engineer.				BIO SET				CORPORATE OFFICE - 550 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801				Florida Reg. Number				CHECKED				JAW/SSH			
-				-				-				-				-				-				FNA APPROVAL				ORLANDO - DELAND - FIRST COAST - DICKLAW - WEST PALM BEACH				57098				SCALE				1"=300'			
-				-				-				-				-				-				ENGINEERING PLANNING SURVEYING ENVIRONMENTAL				GENEVA RANCH ESTATES				PROJECT NO.				LHD1							
-				-				-				-				-				-				-				-				FILE NAME				LHD1pspenv01.dgn							
-				-				-				-				-				-				-				-				SHEET				7 of 7							





- TREE LEGEND:**
- PALM TREE
  - MAPLE TREE
  - CEDAR TREE
  - OAK TREE
  - CHINA BERRY TREE
  - PINE TREE
- NOTE:** NUMBER INSIDE TREE SYMBOL REPRESENTS TRUNK DIAMETER 3" ABOVE GROUND



① TREE PROTECTION BARRICADE DETAIL

**TREE PROTECTION REQUIREMENTS**

SEMINOLE COUNTY Sec. 80.4. Tree preservation during development and construction.

(d) In order to prevent destruction of or damage to trees, trees not designated for removal may be required by the terms of the permit to be protected by barrier zones. Protective barriers shall be established prior to any land clearing or construction of any structures, roads, utility service, or other improvements and may be required by the terms of the permit to comply with the following:

(1) Protective posts (two (2) inches by four (4) inches or larger wooden post, two (2) inches outer diameter or larger galvanized pipe, or other post material of equivalent size and strength) shall be implanted deep enough in the ground to be stable and sit at least three (3) feet of the post visible above the ground.

(2) Posts shall be placed at points not closer than the drip line of the protected tree, with the posts being not further than six (6) feet apart, except that access may be allowed within this line as specified on-site plans, but, in no case, shall access be permitted closer than five (5) feet to the trunk.

(3) All protective posts shall be linked together (fencing at least three (3) feet high, two (2) courses of rope not less than one-half (1/2) inch in diameter or a chain of comparable size, or other material of equivalent visibility), and each section shall be clearly visible (tagged with yellow plastic tape or other marker).

(4) All existing trees and replacement shall have the natural soil level maintained. Permanent tree walls, retaining walls or similar islands shall be provided, when found to be necessary by the Planning Manager, to maintain the existing natural soil level, transfer as practicable to maintain a reasonable level of use of the property, natural drainage to each tree shall be maintained. No grade changes shall be made within the protective barrier zone, without prior approval by the Planning Manager. When roads greater than one (1) inch diameter are exposed, the roots shall be cut cleanly and painted with an immediate cap.

(5) Protective barrier zones shall remain in place and intact until such time as landscape operations begin or construction is complete, whichever occurs first.

(6) Landscape preparation in the protective zone shall be limited to shading shading of the area.

(7) No alterations or other other than those of a protective or landscaping nature shall be allowed to any tree.

(8) Trimming of any type should be avoided in the protective barrier zone. Where underground utilities are located adjacent to the trunk of trees to be preserved, landscaping should be avoided, protective measures should be taken in accordance with the Tree Protection Manual for Builders and Developers published by the Florida Department of Agriculture and Consumer Services which is adopted herein by the Planning Board.

(9) The planning division shall conduct periodic inspections of the site before work begins and during construction and preservation phases of development in order to insure compliance with this Code and the intent of this chapter. Trees that are damaged or which are subject to major damage, as determined by the Planning Manager, shall be replaced before occupancy unless removal has been permitted by the County.

(10) E.A. LDC, Version 18; Part 1, 6.3. Ord. No. 82-2, 5-30-82, Part V, § 1, Ord. No. 83-1, 3-22-83, § 6. Ord. No. 84-5, 3-22-84, Ord. No. 85-23, § 1, 12-10-85.

DIAMETER OF TREE REMOVED	CEDAR		MAPLE		PINE		SWEETGUM		OAK		TOTAL REPLACEMENT TREES REQUIRED	TOTAL REPLACEMENT TREES PROVIDED
	NUMBER REMOVED	REPLACEMENT TREES	NUMBER REMOVED	REPLACEMENT TREES	NUMBER REMOVED	REPLACEMENT TREES	NUMBER REMOVED	REPLACEMENT TREES	NUMBER REMOVED	REPLACEMENT TREES		
3-12 INCHES	3	6	9	18	3	6	1	2	26	56		
13-23 INCHES	1	2	0	0	11	33	0	0	46	138		
24 INCHES +	0	0	2	6	3	12	0	0	32	128		
TOTAL		6		26		61		2		322	488	482

25-20-32-300-0010-0000  
25-20-32-300-0011-0000  
24-20-32-503-0000-00A9  
24-20-32-503-0010-00C1

Property Address: 16. Number  
Seminole County  
Approved for construction  
This approval is subject to specific compliance with the Seminole County Land Development Code and all special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to connect any defects in the plans or the result of construction with a written letter to the Planning Manager. Requirements for administrative compliance with the code shall be met. The developer shall comply with all requirements for trees in the development of the project. This specific approval is valid for a period of one year from the date below.

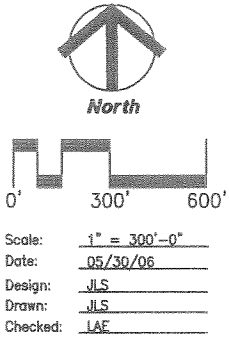
Seminole County Department of Planning and Development

**BOWYER SINGLETON & ASSOCIATES, INCORPORATED**  
820 SOUTH MAGNOLIA AVENUE, ORLANDO, FLORIDA 32801  
TEL: (407) 843-8120 FAX: (407) 849-8684 BUSINESS #1221

**GENEVA RANCH ESTATES**  
SEMINOLE COUNTY  
Prepared for:  
XYZ CORPORATION

Seal

Revisions		
Date	Description	By
06/23/08	ADD SC02Z SETBACK JNC	



**TREE MITIGATION**

L-1  
FILE: LHD-1  
Sheet 1 Of 2



**GENEVA RANCH ESTATES**

SEMINOLE COUNTY

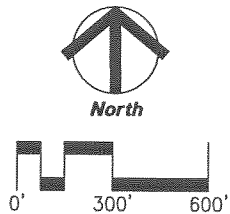
Prepared for:

XYZ CORPORATION

Seal

Laurie Ann Elder  
Reg. Landscape Architect  
State of Florida - No. U8886880

Revisions		
Date	Description	By
05/23/06	△ SITE PLAN JNC	
	△	
	△	
	△	
	△	
	△	
	△	

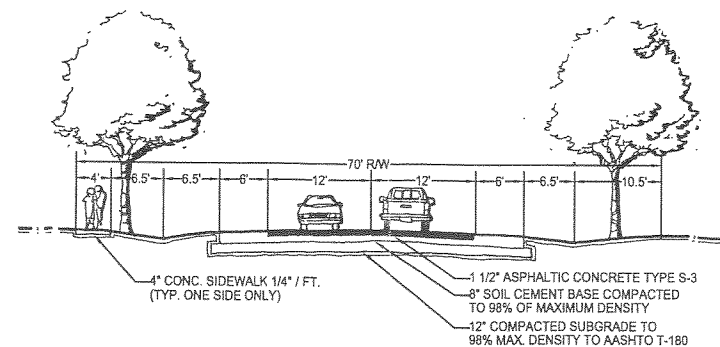


Scale: 1" = 300'-0"  
Date: 05/30/06  
Design: JLS  
Drawn: JLS  
Checked: LAE

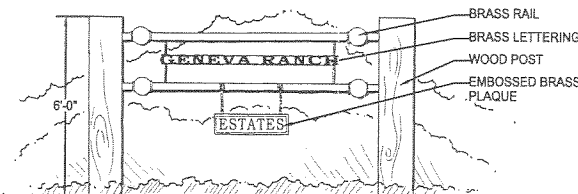
**LANDSCAPE PLAN**

L-2

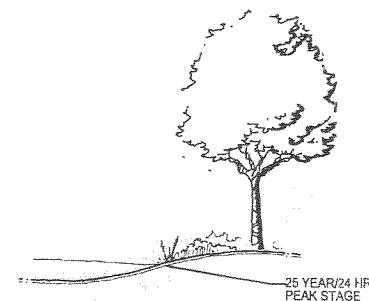
FILE: LHD-1  
Sheet 2 Of 2



TYPICAL STREET SECTION



ENTRY SIGN FEATURE



TYPICAL LITTORAL PLANTING

25-20-32-300-0010-0000  
25-20-32-300-001y-0000  
24-20-32-503-0000-00A9  
24-20-32-503-0040-00C1-

Property Appraiser ID Number \_\_\_\_\_  
Seminole County  
Approved for construction  
This approval is subject to specific conformance to the Seminole County Land Development Code and any special requirements of the Board of County Commissioners. It shall be the responsibility of the developer to correct any defects in the plans or the facility as constructed which results in a failure to meet applicable code requirements. Administrative acceptance of the developer's plans does not constitute a waiver of any code requirements nor does it relieve the developer of responsibility to meet those requirements. This specific approval is valid for a period of one year from the date below.

Seminole County Development Review Department

Date \_\_\_\_\_

